

**MEETING AGENDA**  
**CITY OF PLEASANT HILL PLANNING COMMISSION**  
**August 8, 2006**  
**7:30 P.M.**

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 [www.pleasanthill.ca.gov](http://www.pleasanthill.ca.gov) (925) 671-5209

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| <b>CHAIR: KEN LOMBARDI      MEMBERS: ROBERT ABBOTT</b><br><b>LOLA FELLINGER, JIM GIBLIN, DAVID C. MASCARO, ALEX MCKINDRA, STEVE WALLACE</b> |
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Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes.

If the applicant or his or her representative fails to attend the public hearing concerning their application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing.

All matters listed under CONSENT CALENDAR are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt. An appeal of the decision or conditions of the Planning Commission to the City Council must be filed with the City Clerk within ten days of the date of the mailed notice of decision. No agenda item will be considered after 10:30 p.m. Remaining items will be rescheduled. **An estimated time allotment for each public hearing item is indicated in italics.**

The Planning Commission meetings are telecast the Friday following the Tuesday meeting from 4 p.m. to 6 p.m. (the 2nd and 4th Fridays of the month).

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**STAFF INTRODUCTIONS**

**PUBLIC COMMENT**

The public is welcome at this time to address the Planning Commission on any item, with the exception of items scheduled for Public Hearing at this meeting. Comments are limited to three minutes per speaker. Any public comments made regarding an item pending before the Commission do not go into the public record of that item.

**MINUTES**

[June 27, 2006 Regular Meeting](#)

[Joint Meeting Minutes](#)

**PUBLIC HEARING ITEM**

1. DP 06-001, VAR 06-002, UP 06-007, OAK PARK CHRISTIAN CHURCH EXPANSION, 2073 OAK PARK BOULEVARD

At the request of the applicant, this item has been continued to August 22, 2006.

2. TTM 05-002, PRICE LANE SUBDIVISION, 118 PRICE LANE

The applicant, DeSilva Group, is requesting approval of a Tentative Tract Map to create five new parcels on a 1.02-acre parcel. The five proposed parcels range in lot area, from 7,004 to 7,709 square feet. The gross lot area ranges from 7,483 square feet to 9,909 square feet. One parcel is proposed to have direct access off of Price Lane, while the other four parcels will have access off of a private driveway from Price Lane.

The subject site, addressed as 118 Price Lane, is located south of Gregory Lane on the west side of Price Lane. Assessor's Parcel Number: 150-161-022.

[Staff Report](#)

[Attachment A - Tentative Tract Map](#)

[Attachment B - Location Map](#)

[Attachment C - Engineering Division conditions dated July 11, 2006](#)

[Attachment D - CCC Fire Protection District letter](#)

[Attachment E - CCC Flood Control and Water Conservation District letters](#)

[Attachment F - Tree Report \(and addendum\)](#)

[Attachment G - Geotechnical Engineering Study](#)

[Attachment H - Initial Study and Mitigated Negative Declaration](#)

[Attachment I - Public Letters](#)

[Attachment J - Public Notice](#)

[Attachment K - Planning Commission Resolution](#)

**DISCUSSION ITEMS**

1. CITY-WIDE RESIDENTIAL AND NON-RESIDENTIAL DESIGN GUIDELINE UPDATE

At the July 11, 2006 Planning Commission meeting, the Commission requested that survey questions come back to the Commission for further discussion at both the July 25, and August 8, 2006 Planning Commission meetings. The Commission will continue their discussion, and review and provide feedback for the City-Wide Design Guideline survey questions.

[Staff Report and Attachment](#)

2. REVIEW OF PENDING PLANNING DIVISION APPLICATIONS

Staff will provide the Commission with a brief status report on active pending applications. At their discretion, Commissioners may ask questions and receive an update from staff regarding the status of any pending application.

[Pending Applications](#)

3. REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON AUGUST 22, 2006

The next meeting of the Planning Commission will be a regular meeting on Tuesday, August 22, 2006. A draft agenda for this meeting, listing the scheduled agenda items, hearings, and discussion items, was included in the agenda packet for Commissioners to review. At their

discretion, Commissioners may ask questions and receive a brief description from staff regarding the agenda.

[Draft Agenda](#)

#### **COMMISSIONER COMMENTS AND ANNOUNCEMENTS**

The next regular meeting of the Planning Commission will be on August 22, 2006, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.